

# \$659,900 - 9121 52 Street Ne, Calgary

MLS® #A2239692

**\$659,900**

4 Bedroom, 4.00 Bathroom, 1,430 sqft

Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

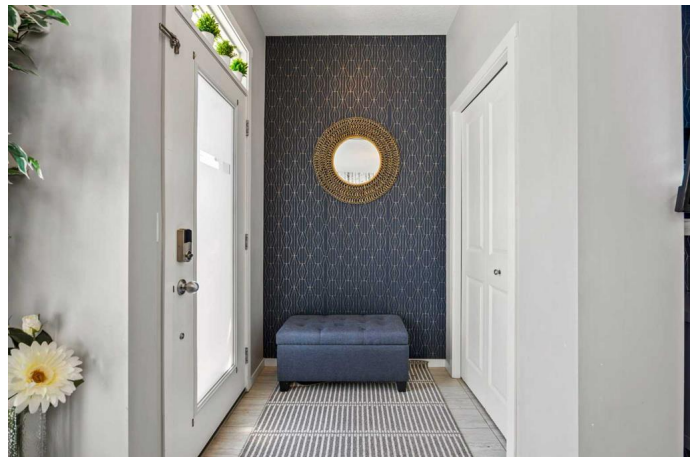
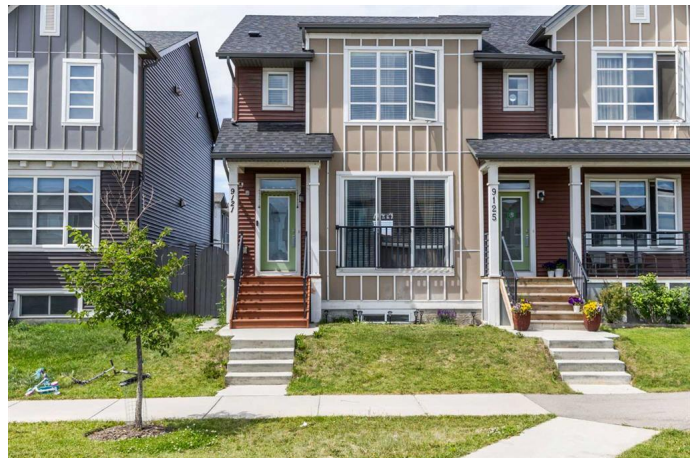
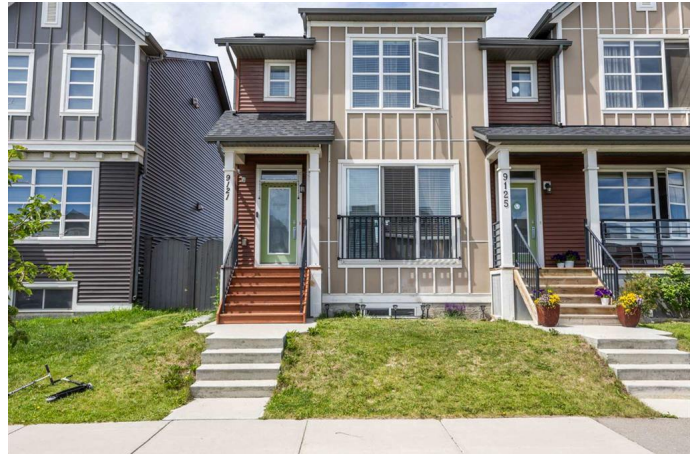
Welcome to this beautifully maintained 2-storey half duplex in Savanna, offering comfort, style, and income potential. This home features 3 bedrooms upstairs, a 1-bedroom legal basement suite, and a double detached garage—perfect for families or savvy buyers looking for a mortgage helper.

The open-concept main floor is filled with natural light and showcases wide plank dark vinyl flooring, 9â€™™ knockdown ceilings, and neutral tones throughout. The living room includes a feature wallpaper wall, adding warmth and charm, while the kitchen is tucked slightly to the side for added privacy, complete with modern finishes and its own stylish wallpaper accent.

Upstairs offers 3 spacious bedrooms, including a primary with walk-in closet and ensuite, plus a full bath for the secondary bedrooms.

The legal 1-bedroom basement suite includes a private entrance, a large living room, full kitchen, and a bedroom with ensuite bath—ideal for rental income or extended family. Outside, enjoy the landscaped front yard, fenced backyard, and double detached garage.

Located close to schools, shopping, transit, and parks—this home truly has it all. Book your private showing today!



Built in 2016

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239692               |
| Price          | \$659,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,430                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9121 52 Street Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 0V5           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked  |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Exterior Entry, Finished, Full, Suite                                          |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 25              |
| Zoning         | R-2M            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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